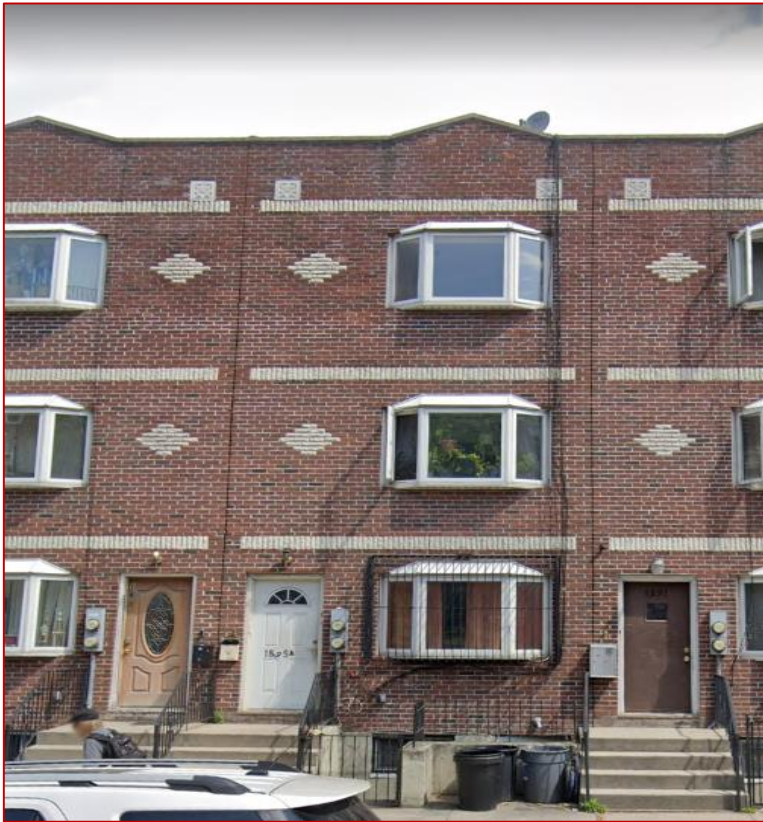


**FOR SALE: \$950,000**



Property Information	
Asset Class	Multi-Family
Block & Lot	01338-0067
Lot Dimensions	16' X 100'
Lot Size	1,600 SF
Building Dimensions	16' x 47'
Rentable Square Footage	2,256 SF
Residential Units	2 units ( potential 4 units)
CAP	Vacant
Zoning	R6
Year Built	2004
Taxes (18/19)	\$7,493



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## FINANCIAL SUMMARY

### Projected ANNUAL INCOME

Gross Annual Income: **\$ 96,000**

### Projected EXPENSES

Real Estate Taxes  
(17/18): **\$ 7,493**

Utilities (Gas &  
Electric): **\$ 4,512**

Water/Sewer: **\$ 2,200**

Insurance: **\$ 2,500**

Repairs/Misc. **\$ 2,000**

**Total Expenses \$ 18,705**

### PROJECTED NET OPERATING INCOME

Gross Income: **\$ 96,000**

**Less Expenses: \$18,705**

**Net Operating Income: \$77,295**



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